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Redevelopment Board Minutes 01/13/2014

Arlington Redevelopment Board
January 13, 2014
Selectmen's Hearing Room, Town Hall – 7:00 p.m.
Approved: February 3, 2014

PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Christine Scypinski, Andy West

ABSENT:

STAFF: Carol Kowalski

The Chairman opened the meeting at 7:00pm.

Documents used:

Arlington 360 Land Disposition Agreement matrix of conditions

Arlington 360 Special Permit Requirement matrix of conditions

January 8 2014 Memorandum from Senior Planner Laura Wiener regarding Special Permit conditions on traffic and affordable housing at Arlington 360.

Draft warrant articles to amend zoning bylaw to site medical marijuana treatment centers and for signage for medical marijuana treatment centers

Memorandum from Laura Wiener regarding release of funds from escrow account for engineering design for the intersection improvements at Jason Street, Massachusetts Avenue, Mill Street

Massachusetts Department of Public Health CMR on medical marijuana

The Chairman explained the matrices for Arlington 360. The Board discussed site inspection for landscaping. It was reported that the Transportation Advisory Committee would report its recommendations to the Board by the end of January on the signal optimization at the intersection of Symmes Road and Summer Street. Ms. Kowalski would get an update from TAC on the synchronization of Brattle Streets, Summer, Mill and Symmes Road.

Jake Upton of Arlington 360 discussed the performance bond put in place at the closing, and that the Board would want to adjust that downward or upward depending on the status of conditions.

Mr. Cayer said the Board would discuss with the Town Manager.

Ms. Kowalski would contact the Licensed Site Professional to check if the escrow can be released back to the Town. The LSP may have been Woodard & Curran, Mr. Upton said.

Add back the missing row into the matrix for the \$30,000 escrow for conservation stewardship to LDA.

Double-check condominium conversion fee. Double check Shelter Special Permit to see if there are two performance bonds or one for both Arlington 360 and Shelter.

Performance bond/completion escrow.

Board then moved to the proposed draft warrant article to amend bylaw for medical marijuana treatment centers, Mr. Cayer reviewed last year's Town Meeting action to adopt a moratorium until the state had issued its regulations. He explained that there were two possible warrant articles, one on signage and one for siting. Mr. Cayer would check with Town Counsel on whether the term, "treatment centers" or "registered marijuana dispensary" would have to be used, since the state uses both.

Vote: Mr. Fitzsimmons moved to approve the draft article with the condition that chair or director may later change the title to include "registered marijuana dispensary" in lieu or in addition to "treatment center". Ms. Scypinski seconded and all voted in favor.

The Board discussed whether to have a warrant article for signage, and decided that the state regulations were sufficient, combined with existing sign bylaws.

The Board then turned to the request to use escrowed funds to design the Jason/Mass Ave/Mill Street intersection improvements. The Board asked Ms. Kowalski to find out from the Town Engineer the plan and full budget required to implement the improvements at the intersection in order to use the funds efficiently.

Ms. Scypinski moved to approve the December 16 minutes as amended. Mr. West seconded and all voted in favor. Mr. Bunnell abstained.

Ms. Scypinski encouraged the Board to attend the January 16 presentation of the Land Use Working paper for the master plan and the Arlington Land Trust annual meeting.

Respectfully submitted

Carol Kowalski